

TIN NGHIA CORPORATION

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No.: 577/CV-TCT
Re: Explanation of figures in the
Financial Statements for the third
quarter of 2026

Dong Nai, October 27, 2026

To :

- The State Securities Commission of Vietnam;
- The Hanoi Stock Exchange.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market;

Pursuant to the Financial Statements for the third quarter of 2026 and the Financial Statements for the third quarter of 2025 disclosed on the portals of the State Securities Commission of Vietnam and the Hanoi Stock Exchange.

Tin Nghia Corporation Joint Stock Company would like to explain the variance in figures pursuant to Clause 4, Article 14 of Circular No. 96/2020/TT-BTC as follows:

1. Regarding the variance of 10% or more in net revenue compared to the income statement of the same period in 2026:

a) For the Consolidated Financial Statements:

+ Net revenue increased mainly due to: an increase in revenue from petroleum trading activities.

b) For the Separate Financial Statements:

+ Net revenue decreased mainly due to: a decrease in revenue from coffee trading activities.

2. Regarding the variance of 10% or more in profit after corporate income tax in the income statement for the third quarter of 2026 compared to the income statement of the same period in 2025:

a) For the Consolidated Financial Statements:

+ Profit after corporate income tax decreased mainly due to: Effective from January 1, 2026, under Circular No. 99/2025/TT-BTC of the Ministry of Finance guiding the corporate accounting regime, revenue received in advance across multiple periods from operating leases must be allocated over the lease term. Accordingly, revenue from land leasing and infrastructure use fees collected as a lump sum in advance for the entire lease term during the period was allocated over the lease term, resulting in a corresponding decrease in profit.

b) For the Separate Financial Statements:

+ Profit after corporate income tax decreased mainly due to: an increase in financial expenses driven by higher loan interest costs, and an increase in other expenses resulting from the reimbursement to the Dong Nai Provincial Party Committee of the outstanding remediable amount pursuant to Inspection Conclusion No. 1802/KL-TTCP dated August 30, 2024 of the Government Inspectorate.

The above is the explanation for the variances in the figures of the Financial Statements for the third quarter of 2026. Tin Nghia Corporation Joint Stock Company hereby undertakes that the foregoing explanations are entirely truthful and consistent with the actual occurrences at the Company.

Respectfully.

GENERAL DIRECTOR

Recipients:

- As above;
- Archived: Clerical.

(Signed)

Tran Trung Tuan

CÔNG TY
CỔ PHẦN
TỔNG
CÔNG TY
TÍN NGHĨA

Digitally signed by CÔNG TY CỔ PHẦN
TỔNG CÔNG TY TÍN NGHĨA
DN: C=VN, O=CÔNG TY TÍN NGHĨA, CN=CÔNG TY CỔ
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